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**DATE:** January 2, 2002

**HISTORY:** The University Place Redevelopment Plan was found in conformance with the Comprehensive Plan by Planning Commission and was approved by the City Council on **December 7, 1998.**

**ANALYSIS:**

1. Section 19-4024 of the Business Improvement District Act provides that the City Council may create business improvement districts, after review of the Planning Commission.
2. The business improvement district is in conformance with the Comprehensive Plan and with the Redevelopment Plan for the area.
3. The Public Works & Utilities Department has no objection to the creation of a business improvement district.

Prepared by:

Becky Horner  
Planner

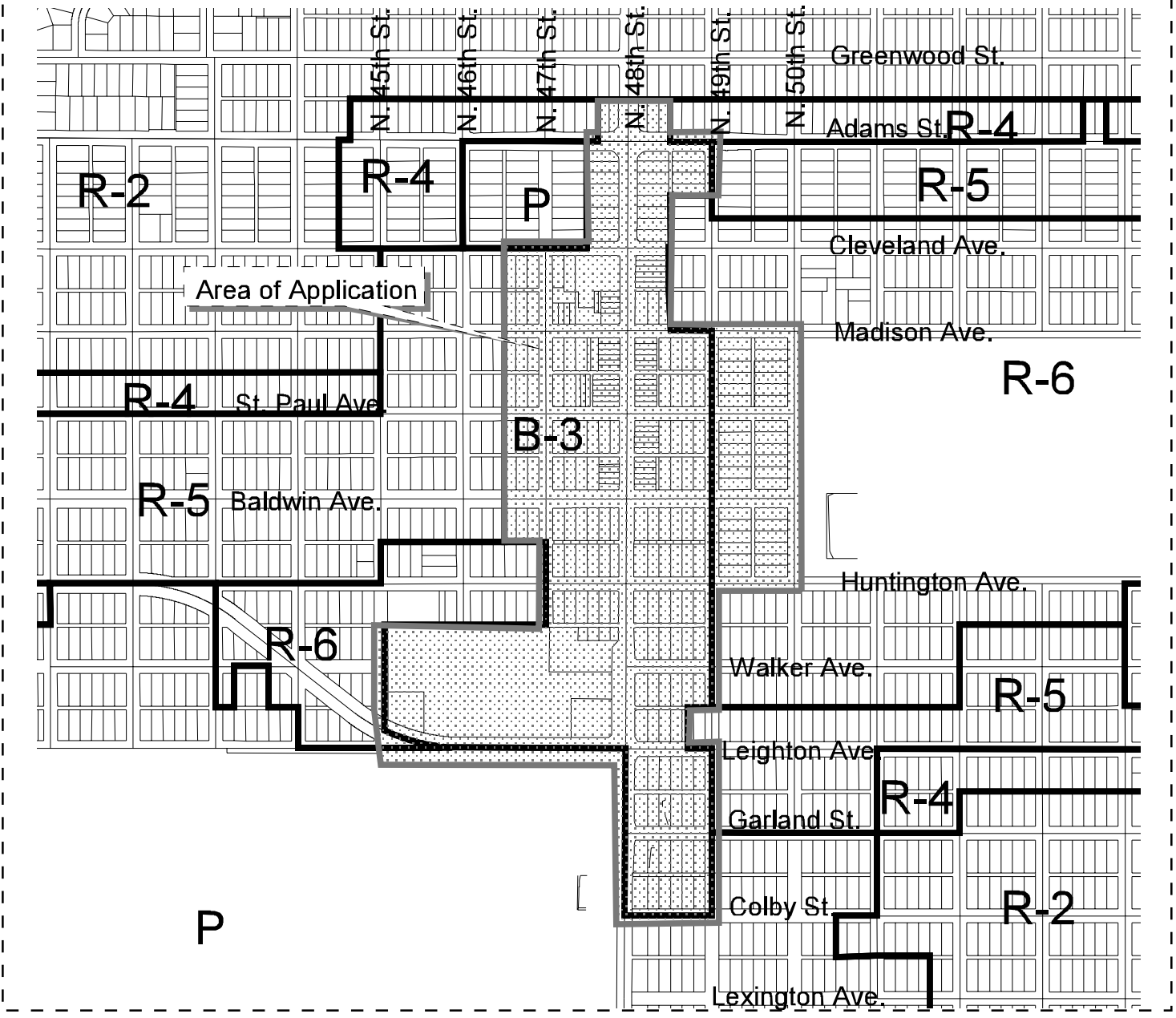


**Comp. Plan Conformance #01006**  
**N. 48th St. B.I.D.**



Photograph Date: 1997

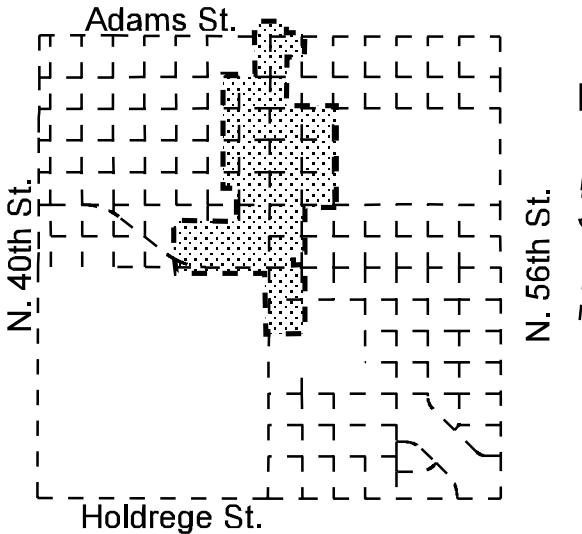
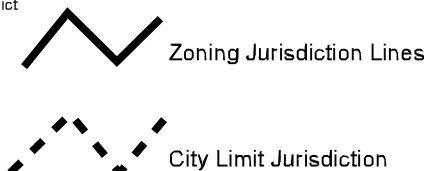
Lincoln City - Lancaster County Planning Dept.



**Comp. Plan Conformance #01006**  
**N. 48th St. B.I.D.**

- Zoning:**
- R-1 to R-8 Residential District
  - AG Agricultural District
  - AGR Agricultural Residential District
  - R-C Residential Conservation District
  - O-1 Office District
  - O-2 Suburban Office District
  - O-3 Office Park District
  - R-T Residential Transition District
  - B-1 Local Business District
  - B-2 Planned Neighborhood Business District
  - B-3 Commercial District
  - B-4 Lincoln Center Business District
  - B-5 Planned Regional Business District
  - H-1 Interstate Commercial District
  - H-2 Highway Business District
  - H-3 Highway Commercial District
  - H-4 General Commercial District
  - I-1 Industrial District
  - I-2 Industrial Park District
  - I-3 Employment Center District
  - P Public Use District

One Square Mile  
 Sec. 17 T10N R7E

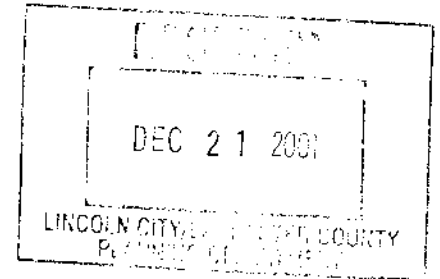


# Lincoln



# Nebraska's Capital City

December 20, 2001



Lincoln-Lancaster County  
Planning Commission  
c/o Planning Department  
555 So. 10<sup>th</sup> St.  
Lincoln, NE 68508

Dear Planning Commission Members:

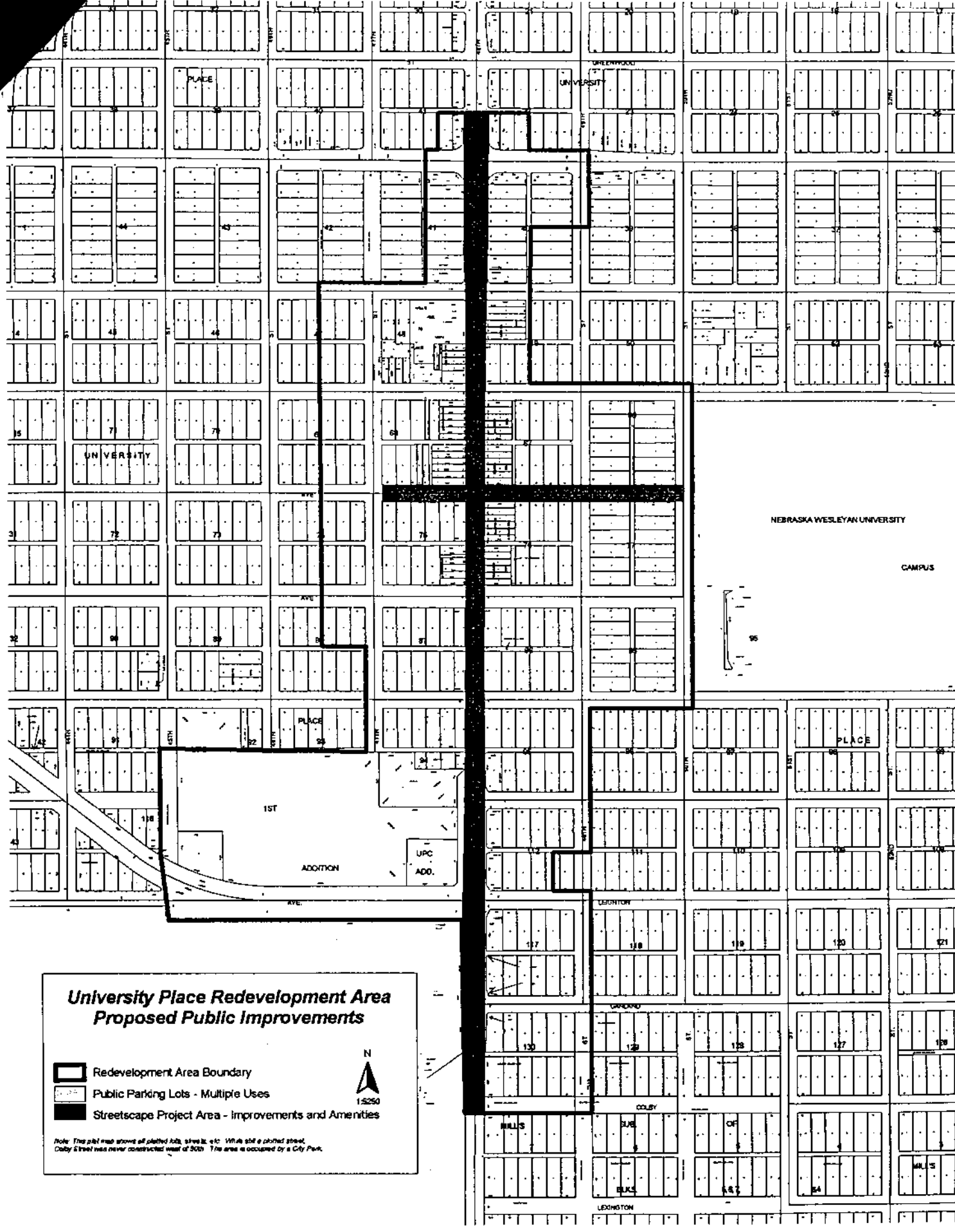
This is to request your approval of the creation of a business improvement district in the University Place Business Area which is one of the city's traditional commercial areas as identified in the Comprehensive Plan.

The proposed streetscape project is the result of several years of work with University Place leaders and representatives who had requested a blight study and subsequent redevelopment plan to help revitalize their commercial area. Both of the documents were reviewed by the Planning Commission in 1998 and found to be in conformance with the Comprehensive Plan and were subsequently approved by City Council on December 7, 1998. The University Place Redevelopment Plan included the proposed streetscape project at the time of city review and approval.

While implementation of the public improvements will be funded with tax increment financing, funding for ongoing maintenance of those improvements will need to be accomplished through assessments under a business improvement district. Representatives of the business area have contacted affected property owners to encourage their support and now ask your approval of this request to enable them to move forward in their efforts to improve their area.

Thank you,

Carole M. Eddins  
C.D. Program Specialist



# **University Place Redevelopment Area Proposed Public Improvements**

- Redevelopment Area Boundary
- Public Parking Lots - Multiple Uses
- Streetscape Project Area - Improvements and Amenities



Note: This plat map shows all platted lots, streets, etc. While not a platted street, Colby Street was never constructed west of 30th. This area is occupied by a City Park.

## RESOLUTION NO. A-\_\_\_\_\_

1 A RESOLUTION OF INTENTION TO ESTABLISH A BUSINESS IMPROVEMENT  
2 DISTRICT FOR THE PROVISION OF MAINTENANCE OF CERTAIN PUBLIC  
3 FACILITIES AND IMPROVEMENTS IN THE AREA OF NORTH 48TH STREET FROM  
4 COLBY STREET ON THE SOUTH TO THE HALF BLOCK NORTH OF ADAMS  
5 STREET ON THE NORTH AND ST. PAUL AVENUE FROM NORTH 47TH TO NORTH  
6 50TH STREETS.

7 BE IT RESOLVED by the City Council of the City of Lincoln, Nebraska:

8 Pursuant to the provisions of the Business Improvement District Act, Neb. Rev.  
9 Stat. § 19-4015 et seq. (Reissue 1997), and based upon the recommendations  
10 received from the duly appointed Business Area Improvement Board and the Lincoln-  
11 Lancaster County Planning Commission, the City Council of the City of Lincoln hereby  
12 declares its intention to create a business improvement district for the purpose of  
13 providing maintenance of certain public facilities and improvements in a portion of the  
14 area as hereinafter more specifically described.

15 BE IT FURTHER RESOLVED that in accordance with the provisions of Neb.  
16 Rev. Stat. § 19-4024 (Reissue 1997) the following information is provided regarding the  
17 creation of such business improvement district:

18 1. DESCRIPTION OF BOUNDARIES:

19 The boundaries of the proposed Business Improvement District shall  
20 generally extend along North 48th Street from Colby Street on the south to the half

1 block north of Adams Street on the north and St. Paul Avenue from the east curb of  
2 North 47th Street to the west curb of North 50th Street. Said boundaries and the  
3 property included therein are all more specifically shown on the map which is attached  
4 hereto, marked as Attachment A, and made a part hereof by reference.

5 2. TIME AND PLACE OF HEARING ON CREATION OF DISTRICT. The  
6 time and place of the hearing to be held by the City Council of the City of Lincoln to  
7 consider the establishment of such business improvement district shall be on  
8 \_\_\_\_\_, at the hour of \_\_\_\_\_, or as soon thereafter as possible, in the  
9 City Council Chambers, first floor, County-City Building, 555 South 10th Street, Lincoln,  
10 Nebraska 68508.

11 3. WORK TO BE PERFORMED WITHIN THE DISTRICT. The work to be  
12 performed within the proposed improvement district shall include:

- 13 a. Litter and refuse removal from sidewalks, planting areas, and  
14 beautification areas within the public right-of-way.
- 15 b. Care and maintenance, including replacement, of all landscaping,  
16 including watering, fertilizing, weeding, pruning, spraying, and  
17 removal and replacement of dead plantings.
- 18 c. Maintenance (excluding repair) of sidewalks, benches, planters,  
19 and trash receptacles.
- 20 d. General maintenance of ornamental lighting including repair and  
21 repainting.

22 4. ESTIMATED COSTS. The estimated total annual costs and expenses for  
23 the work proposed to be performed within the business improvement district is  
24 \$\_\_\_\_\_.



1           5.     METHOD OF RAISING REVENUE. It is recommended that, from and  
2 after the date of approval of the ordinance creating the proposed business improvement  
3 district, the costs and expenses for the work proposed to be performed within such  
4 business improvement district be levied as special assessments, fairly and equitably  
5 based upon the special benefits to the property within the district. Such special  
6 assessments shall be levied on a front foot basis and, for the first year of the life of said  
7 district, is proposed to not exceed \$\_\_\_\_\_ per front foot.

Introduced by:

\_\_\_\_\_

Approved as to Form and Legality:

\_\_\_\_\_  
Assistant City Attorney

Staff Review Completed:

\_\_\_\_\_  
Administrative Assistant

Resolution University Place Redevelopment.jdp

Approved this \_\_\_\_ day of \_\_\_\_\_, 2001:

\_\_\_\_\_  
Mayor